

# **PHA Plans**

## **Streamlined Annual Version**

**U.S. Department of Housing and  
Urban Development**  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2005 (July)**

### **PHA Name: Franklin Township Housing Authority**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Franklin Township Housing Authority      **PHA Number:** NJ 042

**PHA Fiscal Year Beginning: (mm/yyyy)** Oct. 2005

### PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units: 100

Number of S8 units: 134

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### PHA Plan Contact Information:

Name: Hazel Barnett Davis

TDD: (732) 545-9430

Phone: (732) 545-9430 ext. 10

Email (if available): hazelbdavis@aol.com

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

☒ PHA's main administrative office      ☐ PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.      ☒ Yes      ☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA  
☐ PHA development management offices  
☐ Main administrative office of the local, county or State government  
☐ Public library      ☐ PHA website      ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA      ☐ PHA development management offices  
☐ Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2005**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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**A. PHA PLAN COMPONENTS**

- ☐ 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- ☒ 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- ☒ 4. Project-Based Voucher Programs
- ☒ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has  
changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor,  
Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan
- ☒ 9. Attachment: Summary of Policy & Program Changes

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations:***  
***Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA  
has revised since submission of its last Annual Plan, and including Civil Rights certifications and

assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.**

## **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

<b>Site-Based Waiting Lists</b>				
<b>Development Information:</b> (Name, number, location)	<b>Date Initiated</b>	<b>Initial mix of Racial, Ethnic or Disability Demographics</b>	<b>Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL</b>	<b>Percent change between initial and current mix of Racial, Ethnic, or Disability demographics</b>

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

- If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☒ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 5

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - ☐ low utilization rate for vouchers due to lack of suitable rental units
  - ☐ access to neighborhoods outside of high poverty areas
  - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) TOWNSHIP OF FRANKLIN



2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

THE PHA SEEKS TO MINIMIZE PUBLIC HOUSING VACANCIES VIA EFFECTIVE MAINTENANCE AND MANAGEMENT POLICIES.

THE PHA SEEKS TO RENOVATE/MODERNIZE ITS EXISTING PUBLIC HOUSING DEVELOPMENTS.

THE PHA SEEKS TO ADDRESS CRIME AND SAFETY ISSUES IN ORDER TO ENSURE THE PROVISION OF SAFER HOUSING.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Designated Housing Plans).	Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section P III_____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## **7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement / Performance and Evaluation Reports**

### **Progress Report**

#### **Part I: Summary**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250105 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,000			
3	1408 Management Improvements Soft Costs	5,000			
4	1410 Administration	15,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000			
10	1460 Dwelling Structures	51,262			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250105 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	45,738			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	150,000			
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security				
25	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250105 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2005</b>		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		5,000				
	MANAGEMENT IMP. - COMPUTER SOFTWARE UPGRADES	1408		3,000				
	COMMISSIONER & STAFF TRAINING	1408		2,000				
	ADMINISTRATION	1410		15,000				
	A/E SERVICES	1430		8,000				
	CFP CONSULTANT	1430		5,000				
	SITE IMPROVEMENTS	1450		5,000				
	APT. TURNOVER WORK	1460		26,262				
	INSTALL GUTTERS	1460		5,000				
	INSTALL FACIA	1460		10,000				
	INSTALL STORM DOORS	1460		10,000				
	INSTALL RGS/FRIGS	1465.1		5,000				
	NON-DWELL. EQUIP.	1475		5,000				
	DEBT SERVICE	1501		45,738				

[illegible]

## **FY 2004**



## Progress Report

### Part I: Summary

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250104 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3-31-05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,297		0	0
3	1408 Management Improvements Soft Costs	15,000		6,226	6,226
4	1410 Administration	15,297		0	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	13,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000		0	0
10	1460 Dwelling Structures	79,380		0	0
11	1465.1 Dwelling Equipment— Nonexpendable	5,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000		0	0

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250104 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3-31-05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	152,974		6,226	6,226
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250104 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant:</b> 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		15,297		0	0	
	MANAGEMENT IMP. COMPUTER SOFTWARE UPGRADE	1408		10,000		5,900	5,900	
	MGT. IMP. STAFF/COMMISSIONER TRAINING	1408		5,000		326	326	
	ADMINISTRATION COSTS	1410		15,297		0	0	
	A/E SERVICES	1430		8,000		0	0	
	CFP CONSULTANT	1430		5,000		0	0	
	SITE IMPROVEMENTS	1450		5,000		0	0	
	APT. TURNOVER WORK	1460		10,000		0	0	
	INSTALL GUTTERS	1460		12,000				
	CAULKING/POINTING	1460		6,000		0	0	
	INSTALL FACIA	1460		25,000		0	0	
	INSTALL STORM DRS.	1460		26,380		0	0	
	INSTALL RANGES/FRGS.	1465.1		5,000		0	0	
	NON-DWELLING EQUIP	1475		5,000		0	0	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> Franklin Township Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250104 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant:</b> 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/30/06			9/30/07			

## **FY 2003**

**Progress Report**  
**Part I: Summary**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250103 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 2)</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	16,000	16,000	16,000	16,000
3	1408 Management Improvements – soft costs	20,000	26,211	26,211	26,211
	Management Improvements – hard costs				
4	1410 Administration	15,000	8,333	8,333	8,333
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,000	5,528	5,528	5,528
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	24,375	24,375	24,375
10	1460 Dwelling Structures	49,727	38,551	38,551	38,551
11	1465.1 Dwelling Equipment— Nonexpendable	5,000	530	530	530
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000	11,199	11,199	11,199

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250103 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 2)</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	130,727	130,727	130,727	130,727
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250103 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant:</b> 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	OPERATIONS	1406		16,000	16,000	16,000	16,000	
	CONSTRUCTION COORD	1408		15,000	0	0	0	
	SOFTWARE UPGRADES	1408		0	21,233	21,233	21,233	
	TRAINING	1408		5,000	4,978	4,978	4,978	
	ADMINISTRATIVE COSTS	1410		15,000	8,333	8,333	8,333	
	A/E	1430		10,000	0	0	0	
	CONSULTING	1430		5,000	5,528	5,528	5,528	
	SITE IMPROVEMENTS	1450		5,000	24,375	24,375	24,375	
	APARTMENT TURNOVER	1460		10,000	8,956	8,956	8,956	
	RANGES/REFRIGERATORS	1465.1		5,000	530	530	530	
	NON-DWELLING EQUIPMENT	1475		5,000	11,199	11,199	11,199	
	VEHICLE	1475		0	0	0	0	
	APT. ELECTRICAL UPGRADE	1460		39,727	0	0	0	
	EMERGENCY HEATING	1460		0	29,595	29,595	29,595	



**Annual Statement/Performance and Evaluation Report FFY 2001**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHA Name:</b> Franklin Township Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250103 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant:</b> 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	9/30/05	3/31/05		9/30/06	3/31/05		

## **FY 2003**

**Progress Report**  
**Part I: Summary**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250203 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1)</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements – soft costs	5,000	1,299	1,299	1,299
	Management Improvements – hard costs				
4	1410 Administration	2,760	2,500	2,500	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	1,000	7,492	7,492	199
8	1440 Site Acquisition				
9	1450 Site Improvement	7,240	0	0	0
10	1460 Dwelling Structures	10,000	15,168	15,168	7,200
11	1465.1 Dwelling Equipment— Nonexpendable	1,611	1,152	1,152	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250203 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1)</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	27,611	27,611	27,611	8,698
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250203 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant:</b> 2003		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	CONSTRUCTION COORDINATOR	1408		5,000	0	0	0	
	SOFTWARE	1408		0	1,299	1,299	1,299	
	ADMINISTRATIVE COSTS	1410		2,760	2,500	2,500	0	
	CONSULTING	1430		1,000	7,492	7,492	199	
	SITE IMPROVEMENTS	1450		7,240	0	0	0	
	APARTMENT TURNOVER	1460		10,000	2,648	2,648	750	
	EMERGENCY HEATING SYSTEM	1460		0	12,520	12,520	6,450	
	RANGES AND REFRIGERATORS	1465.1		1,611	1,152	1,152	0	

**Annual Statement/Performance and Evaluation Report FFY 2001**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHA Name:</b> Franklin Township Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250203 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/05			9/30/06			

## **FY 2002**

**Progress Report**  
**Part I: Summary**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250102 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 3)</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	16,000	16,000	16,000	16,000
3	1408 Management Improvements - soft	30,000	32,870	32,870	32,870
	Management Improvements - hard				
4	1410 Administration	15,000	16,250	16,250	16,250
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	40,000	38,625	38,625	38,625
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	0	0	0
10	1460 Dwelling Structures	40,697	42,106	42,106	42,106
11	1465.1 Dwelling Equipment— Nonexpendable	8,000	11,084	11,084	11,084
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000	7,762	7,762	7,762



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Franklin Township Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: NJ 39P04250102 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 3)</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	164,697	164,697	164,697	164,697
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Franklin Township Housing Authority		Grant Type and Number Capital Fund Program #: NJ 39P04250102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	OPERATIONS	1406		16,000	16,000	16,000	16,000	
PHA-WIDE	CONSTRUCTION COORDINATOR	1430		25,000	26,225	26,225	26,225	
PHA-WIDE	TRAINING	1408		5,000	4,610	4,610	4,610	
PHA-WIDE	ADMINISTRATIVE COSTS	1410		15,000	16,250	16,250	16,250	
PHA-WIDE	A/E	1430		10,000	0	0	0	
PHA-WIDE	CONSULTING SERVICES	1430		5,000	12,400	12,400	12,400	
PHA-WIDE	SITE WORK	1450		5,000	0	0	0	
PHA-WIDE	APT. TURNOVER	1460		10,000	18,594	18,594	18,594	
NJ-42-1	KITCHEN CABINETS	2460		20,000	0	0	0	
NJ-42-2	KITCHEN CABINETS	1460		10,697	0	0	0	
PHA-WIDE	RANGES/REFRIGERATORS	1465.1		8,000	11,084	11,084	11,084	
PHA-WIDE	NON-DWELLING EQUIPMENT	1475		10,000	7,762	7,762	7,762	
PHA-WIDE	COMPUTER UPGRADE	1408		25,000	28,260	28,260	28,260	
NJ-42-1	UPGRADE APT. ELECTRICAL	1460		0	6,000	6,000	6,000	
PHA-WIDE	EMERGENCY HEATING	1460		0	11,212	11,212	11,212	
PHA-WIDE	STOOPS	1460		0	6,300	6,300	6,300	
				164,697	164,697	164,697	164,697	

**Annual Statement/Performance and Evaluation Report FFY 2001**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHA Name:</b> Franklin Township Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: NJ 39P04250102 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	9/30/04		9/30/04	9/30/05		9/30/04	
NJ42-1	9/30/04		9/30/04	9/30/05		9/30/04	
NJ42-2	9/30/04		9/30/04	9/30/05		9/30/04	

## 8. Capital Fund Program 5 Year Action Plan

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name FRANKLIN TOWNSHIP HOUSING AUTHORITY				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2006 PHA FY: 10/06-9/07	Work Statement for Year 3  FFY Grant: 2007 PHA FY: 10/07-10/08	Work Statement for Year 4  FFY Grant: 2008 PHA FY: 10/08-10/09	Work Statement for Year 5  FFY Grant: 2009 PHA FY: 10/09- 10/10
HA-WIDE		CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES	CONSULTANT AND A/E SERVICES
HA-WIDE		OPERATIONS	OPERATIONS	OPERATIONS	OPERATIONS
HA-WIDE		MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.	MANAGEMENT IMPS.
HA-WIDE		ADMINISTRATION	ADMINISTRATION	ADMINISTRATION	ADMINISTRATION
NJ42-1		WOOD FLOORS/STRS./	WOOD FLOORS/STRS./	WOOD FLOORS/STRS./	WOOD FLOORS/STRS./
NJ42-2		ROOF/GABLES	ROOF/GABLES	ROOF/GABLES	ROOF/GABLES
NJ42-2		ELECTRICAL UPGRS.	ELECTRICAL UPGRS.	ELECTRICAL UPGRS.	ELECTRICAL UPGRS.
NJ42-2		SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS	SITE IMPROVEMENTS
NJ42-2		APT. TURNOVER WK.	APT. TURNOVER WK.	APT. TURNOVER WK.	APT. TURNOVER WK.
NJ42-2		RANGES/REFRIGS.	RANGES/REFRIGS.	RANGES/REFRIGS.	

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name FRANKLIN TOWNSHIP HOUSING AUTHORITY				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2006 PHA FY: 10/06-9/07	Work Statement for Year 3  FFY Grant: 2007 PHA FY: 10/07-10/08	Work Statement for Year 4  FFY Grant: 2008 PHA FY: 10/08-10/09	Work Statement for Year 5  FFY Grant: 2009 PHA FY: 10/09- 10/10
NJ42-2		NON-DWELLING EQUIP.	NON-DWELLING EQUIP.	NON-DWELLING EQUIP.	NON-DWELLING EQUIP.
NJ42-2		KTH./BTH. RENOVs.	KTH./BTH. RENOVs.	KTH./BTH. RENOVs.	KTH./BTH. RENOVs.
NJ42-2		WINDOW REPLACES.	WINDOW REPLACES.	WINDOW REPLACES.	WINDOW REPLACES.
NJ42-2		HEAT UPGRADES	HEAT UPGRADES	HEAT UPGRADES	HEAT UPGRADES
HA-WIDE		DEBT SERVICE ON CFP BOND LEVERAGING	DEBT SERVICE ON CFP BOND LEVERAGING	DEBT SERVICE ON CFP BOND LEVERAGING	DEBT SERVICE ON CFP BOND LEVERAGING
CFP Funds Listed for 5-year planning		\$150,000	\$150,000	\$150,000	\$150,000
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : 2006_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA-WIDE	CFP CONSULTANT	5,000	HA-WIDE	CFP CONSULT.	5,000
<b>Annual</b>	HA-WIDE	A/E SERVICES	10,000	HA-WIDE	A/E SERVICES	10,000
<b>Statement</b>	HA-WIDE	OPERATIONS	6,000	HA-WIDE	OPERATIONS	6,000
	HA-WIDE	COMM/STF TRAIN	5,000	HA-WIDE	CM/STAF TRAIN	5,000
	HA-WIDE	ADMINISTRATION	15,000	HA-WIDE	ADMINISTRATION	15,000
	NJ42-1	WD. FLS/STAIRS	5,000	NJ42-1	WD FLS/STR	5,000
	NJ42-2	ROOF/GABLES	5,000	NJ42-2	ROOF/GABLES	5,000
	NJ42-2	ELEC. UPGRADES	7,500	NJ42-2	ELEC UPGRDS	7,500
	NJ42-2	SITE IMPS.	5,000	NJ42-2	SITE IMPS	5,000
	NJ42-2	APT. TURNOVER	10,000	NJ42-2	APT TURNOVERS	10,000
	NJ42-2	RANGES/FRIGS.	2,500	NJ42-2	RFGS/FRIGS	2,500
	NJ42-2	NON-DW EQUIP	2,500	NJ42-2	NON-DW EQUIP	2,500
	NJ42-2	KTH/BTH RENOV.	10,762	NJ42-2	KTH/BTH RENOV	10,762
	NJ42-2	WINDOW REPLAC.	10,000	NJ42-2	WIND REPLAC.	10,000
	NJ42-2	HEAT UPGRDS	5,000	NJ42-2	HEAT UPGRDS	5,000
	HA-WIDE	DEBT SERVICE BOND LEVERAG.	45,738	HA-WIDE	DEBT SERVICE BOND LEVERAG.	45,738
Total CFP Estimated Cost			\$ 150,000			\$ 150,000

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : _2008 FFY Grant: 2008 PHA FY: 2008			Activities for Year: _2009 FFY Grant: 2009 PHA FY: 2009		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
HA-WIDE	CFP CONSULTANT	5,000	HA-WIDE	CFP CONSULT.	5,000
HA-WIDE	A/E SERVICES	10,000	HA-WIDE	A/E SERVICES	10,000
HA-WIDE	OPERATIONS	6,000	HA-WIDE	OPERATIONS	6,000
HA-WIDE	COMM/STF TRAIN	5,000	HA-WIDE	CM/STAF TRAIN	5,000
HA-WIDE	ADMINISTRATION	15,000	HA-WIDE	ADMINISTRATION	15,000
NJ42-1	WD. FLS/STAIRS	5,000	NJ42-1	WD FLS/STR	5,000
NJ42-2	ROOF/GABLES	5,000	NJ42-2	ROOF/GABLES	5,000
NJ42-2	ELEC. UPGRADES	7,500	NJ42-2	ELEC UPGRDS	7,500
NJ42-2	SITE IMPS.	5,000	NJ42-2	SITE IMPS	5,000
NJ42-2	APT. TURNOVER	10,000	NJ42-2	APT TURNOVERS	10,000
NJ42-2	RANGES/FRIGS.	2,500	NJ42-2	RFGS/FRIGS	2,500
NJ42-2	NON-DW EQUIP	2,500	NJ42-2	NON-DW EQUIP	2,500
NJ42-2	KTH/BTH RENOV.	10,762	NJ42-2	KTH/BTH RENOV	10,762
NJ42-2	WINDOW REPLAC.	10,000	NJ42-2	WIND REPLAC.	10,000
NJ42-2	HEAT UPGRDS	5,000	NJ42-2	HEAT UPGRDS	5,000
HA-WIDE	DEBT SERVICE BOND LEVERAG.	45,738	HA-WIDE	DEBT SERVICE BOND LEVERAG.	45,738
Total CFP Estimated Cost		\$ 150,000			\$ 150,000

## **ATTACHMENT A: Certification of Policy and Program Changes**

See attached certification with signature.



**ATTACHMENT B: Development/Redevelopment Plan for CFP Bond Leveraging Program, including financing and use of bond proceeds; Annual Statement (Parts I, II and III) re use of bond proceeds during FY 2005; and Five Year Action Plan (Parts I and II) re use of bond proceeds during FYs 2005 through 2009**

**PLAN OF DEVELOPMENT/REDEVELOPMENT RE FRANKLIN TOWNSHIP HOUSING AUTHORITY CFP BOND LEVERAGING PROGRAM**

**INTRODUCTION**

The purpose of this plan is to set forth the scope of the modernization work to be undertaken and completed by the Franklin Housing Authority (hereinafter referred to as the "HA") under a proposed \$570,000 bond issue; and the plan for financing same. Also set forth in this plan are the following justifications:

- A. A statement of need including: 1) how the proposed activity was selected and a statement affirming that a need assessment was conducted to determine that the proposed activity is the most critical activity in regard to the HA's portfolio; 2) an explanation of how the annual CFP grant funds remaining after payment of debt service will be sufficient to fund ongoing capital needs over the term of the loan; and 3) the rationale for financing the proposed activities versus funding activities with annual grant.
- B. A brief description of the modernization activities that will be funded with the proceeds, including project numbers and the number of units.
- C. A brief description of the HA's construction management and financial control mechanisms.
- D. A brief description of the relevant financing, construction and development experience of the HA.

**THE PLAN FOR FINANCING THE PROPOSED MODERNIZATION ACTIVITY**

The Franklin Township Housing Authority proposed to use a portion (approximately 30%) of its annually appropriated Capital Grant Funds to play debt service on a 20-year fixed rate tax exempt bond obligation totaling \$570,000, which was issued by the HA through a public offering using the capital markets. The bond proceeds, after the deduction of financing fees (estimated at \$15,000), are being used by the HA to fund modernization activities described below. The bonds are secured by a pledge of the HA's annual Capital Grant Fund appropriations over the 20-year life of the bonds. The HA would establish the required debt service fund.

The bond under writer assisted the HA in structuring the bond transaction and its creditworthiness and offering the bonds for sale to the public. Bond Counsel was responsible for preparing the bond resolution, the trust indenture and other documents

required to authorize the issuance of the bonds; and for delivering the needed opinion regarding the exemption of interest income on the bonds from federal and state taxes, etc.

## **THE STATEMENT OF NEED**

The HA determined, based on a management and physical needs assessment conducted by the HA's A/E Consultant, that the selected modernization activities are the most critical activities in regard to the HA's portfolio.

The HA further determined, as a result of the findings under the aforesaid assessment, that the annual grant remaining after payment of debt service on the bonds will be sufficient to fund ongoing capital needs over the life term of the bonds.

The HA's rationale for financing the proposed modernization activities via the proceeds from the bond issue versus funding the activities with annual Capital Grants is based on the fact that the costs of such activities are far too great to cover with annual Capital Grant funds, and the need for undertaking and completing the proposed activities within a time period of four years, as opposed to a longer time period, is of a critical nature.

## **A BRIEF DESCRIPTION OF THE MODERNIZATION ACTIVITIES THAT ARE PROPOSED TO BE FUNDED WITH THE BOND PROCEEDS**

The subject activities are as follows:

PROJECT NO.	NO. OF UNITS	PROPOSED MOD ITEM	ESTIMATED COST
HA-WIDE	100	REPLACE ROOFTOPS AND GABLES	\$125,000
HA-WIDE	100	UPGRADE ELECTRICAL SYSTEM	40,000
HA-WIDE	100	REPAIR/REPLACE PLUMBING	50,000
HA-WIDE	100	REPLACE KITCHEN CABINETS	50,000
HA-WIDE	100	LANDSCAPING AND REGRADE PARKING LOTS	50,000
NJ42-1	50	REPLACE HEATING SYSTEM	200,000
A/E SERVICES	100	ALL OF ABOVE	40,000
TOTAL			\$555,000

## **A BRIEF DESCRIPTION OF THE CONSTRUCTION MANAGEMENT AND FINANCIAL CONTROL MECHANISMS**

Please note that the participations in the New Jersey CFP Bond Leveraging Program have agreed that the program is to include modernization activity only.

The payment from the Trustee held funds must follow the process described in the bond indenture. See attachment hereto concerning same (below).

## **A BRIEF DESCRIPTION OF THE RELEVANT FINANCING AND CONSTRUCTION EXPERIENCE OF THE HA**

The HA's relevant experience in the subject areas has been acquired via the HA's participation in the extensive modernization program which has been underway within its public housing project areas over the past decade; and via the management of its public housing and Section 8 assisted housing over the past few decades. The HA's current Executive Director served as the HA's Modernization Director prior to being appointed to the position of Executive Director.

## **ATTACHMENT TO: PLAN OF DEVELOPMENT/REDEVELOPMENT RE FRANKLIN TOWNSHIP HA CFP BOND LEVERAGING**

The payments from the Trustee held funds must follow the process described in the Indenture as described below.

### **Per Section 4.02 of the Indenture**

Payments from the Project Fund for the Project. Payments from the Project Fund shall be made only upon compliance with the following:

The Trustee shall pay costs of issuance of the Bonds or of any additional Bonds out of the Costs of Issuance Account as are authorized by a closing statement delivered at settlement for the Bonds or such additional Bonds, respectively. Any such closing statement shall be signed by an Authorized Officer of the Agency and shall specify the person to whom payment is to be made, the obligation on account of which the payment is to be made, and the amount payable with respect thereto.

Each Housing Authority shall prepare and file with the Trustee a project budget (the "Project Budget") for each of its Projects showing a detailed estimate of the Costs of the Project and a projected disbursement schedule at the time the Bonds are issued. The Project Budget shall be updated each fiscal year by the Housing Authority or more frequently, if required, to reflect any material changes in the Project Budget or the projected disbursement schedule and each updated Project Budget and project disbursement schedule shall be filed promptly with the Agency and the Trustee.

Except as provided in subsections (a) and (b) above, all payments from each account with in the Project Fund funded with the proceeds of the Bonds and any additional Bonds shall be made only upon receipt by the Trustee of a requisition signed by an Authorized Officer of each of the Housing Authority and the Agency. The Housing Authority shall present each requisition to the Agency for execution. The Agency shall, within three (3) business days from the date such requisition is received by it, (i) execute such requisition and forward it to the Trustee, or (ii) advise the Housing Authority submitting the requisition and the Trustee of its refusal to execute such requisition and state the reasons therefore. Each such requisition shall state: (i) the name and address of the person to whom the payment is to be made (which may be the Housing Authority); (ii) the amount to be paid; (iii) the obligation on account of which the payment is to be made, showing the total obligation, any amount previously paid, and the unpaid balance; (iv) that the obligation was properly incurred and is a proper charge against the Project Fund; and (v) that the amount requisitioned is due and unpaid. Each such requisition shall further include (1) a certificate of the Housing Authority stating that the work, material or other purchased item to which the payment relates has been accomplished, delivered or installed in such a manner satisfactory to the Housing Authority; and (2) satisfactory evidence or an opinion of counsel or a certificate of an architect to the effect that the Housing Authority has made all submissions to governmental authorities and has obtained all licenses, permits and approvals required by state law for the financing or refinancing, installation or construction and operation of the Project, to the extent the same are needed at the time of the first requisition relating to that portion of the Project, given the current status of the Project, and in the case of such opinion, that based upon inquiry to appropriate officers of the Housing Authority, such counsel has no reason to believe that any approvals and permits thereafter required for such purpose will not be granted. If the Housing Authority has previously provided the item listed in (2) of the previous sentence to the Trustee with respect to the Project to which the requisition relates, then the requisition shall include a certificate of the Housing Authority stating that such items were previously provided to the Trustee.

**In addition, the Program Agreement among the Housing Authorities, the NJHMFA and the Trustee, which the document wherein the Housing Authorities pledge their capital grant allocations for payment of debt service, also requires the herein described process for the payment of the funds:**

**Per the Terms of the Program Agreement:**

**Section 4.04. Proceeds of the Series of 2005 HMFA Bonds.** (a) A portion of the proceeds of the Series 2005 HMFA Bonds shall be applied to accrued interest, if any, costs of issuance thereof, including if applicable the costs of bond issuance, capitalized interest, if any, HMFA's first year's administrative fee, the Trustee's first year's fees, fees for services of special counsel and financial advisor to the Representative, fees of local counsel or other consultants to the Housing Authorities paid in connection with the issuance of the Series 2005 HMFA Bonds, and other traditional bond issuance costs, including but not limited to Bond Counsel Fees, Rating Agency fees, in amounts agreed to by the HMFA and the Representative, a Debt Service Reserve Fund or the cost of a surety or other Debt Service Reserve Fund Credit Instrument, if necessary by the Rating

Agency or any Bond Insurer, and for Capital projects of the respective Housing Authorities in accordance with their respective ACC's, and all other Program Expenses, including Scheduled Program Expenses, as shall be more fully set forth in the Indenture.

(b) Proceeds of the Series 2005 HMFA Bonds held by the Trustee for the Capital Projects of Housing Authorities in accordance with their respective ACC's shall be invested by the Trustee, pending disbursement for such Capital Project costs, in United States Treasury Obligations or such other securities as permitted under the indenture with the consent of the Representative. All earnings thereon shall be retained for the benefit of the respective Housing Authorities, pending disbursement for Capital projects.

(c) Each Housing Authority may requisition any such funds held by the Trustee for Capital Projects in accordance with their respective ACC's by submitting to the Trustee a written and duly authorized and executed requisition of such funds in accordance with the terms of the Indenture, which shall provide, at a minimum, that an authorized officer of the respective Housing Authority shall state in any such requisition that (i) the Capital Projects for which disbursement of funds are being requested are eligible costs under the Capital Fund Program and under the ACC, and are otherwise in compliance with Tax Letter of Representations and the other Housing Authority Documents, (ii) the Capital Projects for which disbursement of funds are being requested have not been the basis of any previous withdrawal, (iii) that attached thereto, are invoices or other evidence that such Capital Project costs have been incurred, (iv) that attached thereto is a copy of a resolution of the governing body of the Housing Authority approving payment to vendors or reimbursement for prior advances relating to the items of eligible costs under the Capital Fund Program detailed in any such requisition and (v) that attached thereto is a certificate of the architect or engineer appointed by the Housing Authority recommending payment of any such requisition.

#### **Sevtion 4.05. Capital Projects**

- (a) The Housing Authorities may substitute Capital Projects in accordance with terms of their respective ACC's, including Section 4(H) of the ACC Financing Amendments, provided that any such substitution thereof complies with subsection (c) hereof and does not materially adversely affect any representations, warranties or covenants of the respective Housing Authorities set forth in their respective Tax Letter of Representations, unless accompanied by an opinion of nationally recognized bond counsel, and acceptable to HMFA, to the effect that any such substitution does not adversely affect the exclusion of interest from the gross income of the holders of Bonds for Federal income tax purposes.
- (b) The Housing Authorities hereby grant the Representative and HMFA that right to compel any such Housing Authority to submit to HUD an annual Capital Fund Program plan and/or an annual Capital Fund Program amendment in accordance with Section 4(E) of the ACC Financing Amendment applicable to any such Housing Authority to the extent any such plan or amendment has not been approved at the time that is forty-five (45) or fewer days prior to any payment date of the principal of (including sinking fund installments) and interest on the Bonds in order to assure that HUD will be able, subject to Congressional

- appropriation, to make Pledged Capital Fund Allocation payments to the Trustee in a timely manner to make the applicable Pledged Capital Fund Allocation Payments when due and in full.
- (c) Capital Projects shall be further limited to roofs, windows and doors, masonry and brickwork, elevator replacements and upgrades, security improvements and upgrades, major site improvements, mechanical systems, nondwelling structures, apartment improvements and any other improvements/repairs that are within the definition of HUD account nos. 1450, 1460 and 1470, together with the architectural services, engineering services and other administrative costs related thereto that are within the definition of HUD account nos. 1408, 1410 and 1430, unless HMFA, HUD and the Representative shall agree to expand Capital Projects to additional items not within the purview of this subsection (c), provided further that HMFA receives an opinion of nationally recognized bond counsel that such additional category of items shall not cause the interest on the Series 2005 HMFA Bonds or other series of Tax-exempt Bonds to lose their exclusion from gross income for Federal income tax purposes.
- (d) No later than the date of execution of the Letter of Representations (i.e., the sale of the Series 2005 HMFA Bonds), each Housing Authority shall provide a Capital Project budget to the Representative detailing the Capital Projects to be funded from a portion of the Series 2005 HMFA Bonds by (i) HUD account number, (ii) estimated cost, (iii) estimated draw schedule (which shall, if applicable, be binding against the Housing Authorities to the extent the Housing Authorities desire to draw money sooner than anticipated because it is anticipated HMFA will direct its Trustee to invest the Series 2005 HMFA Bond proceeds in the aggregate to maximize investment earnings) and (iv) estimated start and completion dates per Capital Project.

**In addition, pursuant to the Program Agreement (see language of Section 4.06 below), each Housing Authority has covenanted: 1. to submit additional quarterly reports to the Newark Area office (see Exhibit F herein) and to enhance its annual audit by its external auditor to include verification of compliance with the requirements of the leveraging program. These requirements also were made pursuant to the Rating Agency's request for on-going monitoring of the use of the Capital Funds throughout the life of the Bond.**

#### **Section 4.06. Reports**

- (a) Each Housing Authority shall submit to HUD, the Trustee, the Rating Agency and any Bond Insurer a quarterly progress report of all monies expended and reimbursed for Capital Projects under the Capital Fund Program, which report shall be set forth in a form to be provided by the Representative attached to the Agency Agreement. Each such report shall be so submitted by the last day of the month following the end of each calendar quarter, and shall be executed by an authorized officer of each such Housing Authority designated by such Housing Authority (pursuant to section 6.03 hereof) to be the contact person for HUD engineers with any questions or comments regarding such report. This report shall be accompanied by a narrative when there are any substantial changes from

- the original budget submitted pursuant to Section 4.04(d) above, deviations in acquisition, construction or implementation schedules and when Capital Projects have been completed.
- (b) In preparing its annual audits to HUD pursuant to their respective ACC's, the Housing Authorities shall separate out the Capital Fund Program expenditures and revenues, and to the extent practical, further delineate such expenditures by Capital Project.
  - (c) During the construction period for Capital Projects funded from a portion of the proceeds of the Series 2005 HMFA Bonds, the required annual audit of each Housing Authority will specifically require a supplemental schedule of such Housing Authority's leveraging activity. Included will be the construction funds requisitioned from the Trustee, funds expended during the audit period and cumulatively for the period since the date of issuance of the Series 2005 HMFA Bonds.
  - (d) As part of the annual audit process, the auditor shall verify that all filings have been provided to HUD, both financial and otherwise, and shall include a separate report on compliance with HUD rules and regulations that may jeopardize or delay funding of Capital Fund Allocations. This would include timely submissions of the Housing Authority's annual and 5 year plans, compliance with timely obligation and expenditure of existing capital fund programs and outstanding response to any HUD reviews resulting in corrective action plans. Such annual reports shall be complete no later than on hundred twenty (120) days after the end of each Housing Authority's Fiscal Year end, and shall also be provided to the Rating Agency and any Bond Insurer.

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Franklin Township		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	94,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of Franklin Township		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2005</b>
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/05</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Bond Funds: (sum of lines 2 – 20)	111,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF FRANKLIN TOWNSHIP		Grant Type and Number Capital Fund Program Grant No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-WIDE	A/E SERVICES		1430		7,000				
HA-WIDE	SITE IMPROVEMENTS: LANDSCAPING AND REGRADE PARKING LOTS		1450	20% OF SITE AREAS	10,000				
HA-WIDE	REPLACE ROOFTOPS AND GABLES		1460	20% OF ROOFS AND GABLES	25,000				
HA-WIDE	REPAIR/REPLACE PLUMBING SYSTEMS		1460	20% OF SYSTEMS	10,000				
HA-WIDE	REPAIR/REPLACE ELECTRICAL SYSTEMS		1460	20% OF SYSTEMS	8,000				
HA-WIDE	REPLACE KITCHEN CABINETS		1460	20% OF CABINETS	10,000				
NJ42-001 PARKSIDE VILLAGE I	REPLACE HEATING SYSTEM		1460	20% OF SYSTEM	41,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: HOUSING AUTHORITY OF THE CITY OF FRANKLIN TOWNSHIP			Grant Type and Number Capital Fund Program No: CFP BOND LEVERAGING FUNDS Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/31/06			12/31/08			
NJ42-001 PARKSIDE VILLAGE I	3/31/06			12/31/08			

## Capital Fund Program Five-Year Action Plan For Bond Leveraging Funds

### Part I: Summary

PHA Name		<b>HOUSING AUTHORITY OF THE CITY OF FRANKLIN TOWNSHIP</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2006 PHA FY: 10/1/05- 9/30/06	Work Statement for Year 3  FFY Grant: 2007 PHA FY: 10/1/06- 9/30/07	Work Statement for Year 4  FFY Grant: 2008 PHA FY: 10/1/07-9/30/08	Work Statement for Year 5  FFY Grant: 2009 PHA FY: 10/1/08- 9/30/09
	Annual Statement				
PHA-WIDE		A/E SERVICES	A/E SERVICES	A/E SERVICES	
PHA-WIDE		SITE IMPROVEMENTS: LANDSCAPNG AND REGRADE PARKING LOTS	SITE IMPROVEMENTS: LANDSCAPNG AND REGRADE PARKING LOTS	SITE IMPROVEMENTS: LANDSCAPNG AND REGRADE PARKING LOTS	
PHA-WIDE		REPLACE ROOFTOPS AND GABLES	REPLACE ROOFTOPS AND GABLES		
PHA-WIDE		REPAIR/REPLACE PLUMBING SYSTEMS	REPAIR/REPLACE PLUMBING SYSTEMS		
PHA-WIDE		REPAIR/REPLACE ELECTRICAL SYSTEMS	REPAIR/REPLACE ELECTRICAL SYSTEMS		
PHA-WIDE		REPLACE KITCHEN CABINETS	REPLACE KITCHEN CABINETS		
PHA-WIDE		REPLACE HEATING SYSTEM	REPLACE HEATING SYSTEM	REPLACE HEATING SYSTEM	

CFP Funds Listed for 5-year planning		200,000	195,000	49,000	0
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2006 PHA FY: 10/1/05-9/30/06			Activities for Year: __3__ FFY Grant: 2007 PHA FY: 10/1/06-9/30/07		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	HA-WIDE	A/E SERVICES	14,000	HA-WIDE	A/E SERVICES	14,000
<b>Annual</b>	HA-WIDE	SITE IMPROVEMENTS: LANDSCAPING AND REGRADE PARKING LOTS	20,000	HA-WIDE	SITE IMPROVEMENTS: LANDSCAPING AND REGRADE PARKING LOTS	15,000
<b>Statement</b>	HA-WIDE	REPLACE ROOFTOPS AND GABLES	50,000	HA-WIDE	REPLACE ROOFTOPS AND GABLES	50,000
	HA-WIDE	REPAIR/REPLACE PLUMBING SYSTEMS	20,000	HA-WIDE	REPAIR/REPLACE PLUMBING SYSTEMS	20,000
	HA-WIDE	REPAIR/REPLACE ELECTRICAL SYSTEMS	16,000	HA-WIDE	REPAIR/REPLACE ELECTRICAL SYSTEMS	16,000
	HA-WIDE	REPLACE KITCHEN CABINETS	20,000	HA-WIDE	REPLACE KITCHEN CABINETS	20,000
	NJ42-001 PARKSIDE VILLAGE I	REPLACE HEATING SYSTEM	60,000	NJ42-001 PARKSIDE VILLAGE I	REPLACE HEATING SYSTEM	60,000
Total CFP Estimated Cost			\$200,000			\$195,000

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : <u>  4  </u> FFY Grant: 2008 PHA FY: 10/1/08-9/30/09			Activities for Year: <u>  5  </u> FFY Grant: 2009 PHA FY: 10/1/09-9/30/10		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
HA-WIDE	A/E SERVICES	5,000			
HA-WIDE	SITE IMPROVEMENTS	5,000			
NJ42-001 PARKSIDE VILLAGE I	REPLACE HEATING SYSTEM	39,000			
Total CFP Estimated Cost		\$39,000			0

## **MEMORANDUM**

### **RE: FRANKLIN TOWNSHIP HOUSING AUTHORITY**

The Franklin Township Housing Authority has prepared its Agency Plan in compliance with section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirements. In accordance with said requirements, the Authority conducted a public hearing in order to invite public discussion on the Agency Plan. The public hearing was held on June 29, 2005 and proper notice was given via publication of a legal advertisement in *The Home News Tribune*, a newspaper of general circulation in the Franklin Township area, at least 45 days prior to the public hearing date.